

MLS # A2195694

## 10014 102 Avenue Grande Prairie, Alberta

## \$20 per sq.ft.

Control Rusinosa District

		Division:	Central Business District
15		Туре:	Mixed Use
60		Bus. Type:	-
		Sale/Lease:	For Lease
		Bldg. Name:	-
7 000		Bus. Name:	-
B		Size:	1,939 sq.ft.
111		Zoning:	-
Heating:	-		Addl. Cost:
Floors:	-		Based on Year: -
Roof:	-		Utilities: -
Exterior:	-		Parking: -
Water:	-		Lot Size:
Sewer:	-		Lot Feat: -
Inclusions:	n/a		

This prime commercial space is a fully built-out, nearly turnkey spa, offering a cost-effective and quick opening for a salon or spa. Featuring high-end tenant improvements, the space boasts a polished and inviting atmosphere with an open-concept layout ideal for a salon, private treatment rooms, and a dedicated staff area. The property also offers an option for an additional 1,000 SF at the rear for future expansion options or additional storage. With excellent exposure, ample parking, and generous storage, this location is designed to support a thriving business. Don't miss out—call your local Commercial Realtor® today to book a showing or for more information. (Base Rent: \$20 PSF = \$3,231.67/month + GST. Additional Rent: \$13 PSF = \$2,100.58/month + GST (includes gas, power, and water). Total All-In Monthly Payment: \$5,332.25/month + GST.)